



Town of Moultonborough Planning Board

Notice of Decision

Conditional Use Permit

**Regina A. Nadeau; Esq., for Norman and Martha Gill
Tax Map 173, Lot 53**

May 28, 2014

**Applicant: Regina A. Nadeau; Normandin, Cheney & O'Neil, PLLC
P. O. Box 575
Laconia, NH 03247**

Owner of Property Concerned: Norman and Martha Gill

Location: Redding Lane (Tax Map 173, Lot 53)

On May 14, 2014, the Planning Board of the Town of Moultonborough opened a public hearing on the application of Regina A. Nadeau; Normandin, Cheney & O'Neil, PLLC, on behalf of Norman and Martha Gill, 92 Rea Street, North Andover, MA 01845 (hereinafter referred to as the "Applicant" and/or "Owner") to permit certain improvements, as shown on the plan submitted to the Planning Board for their property located on Redding Lane, Moultonborough, NH within the 50' wetlands setback for the project in the Residential Agricultural Zoning District.

The public hearing was closed on May 14, 2014. At the regularly scheduled Planning Board meeting on May 14, 2014, the Board voted by a vote of seven (7) in favor (J. Bartlett, Kumpf, S. Bartlett, Farnham, Charest, Howard, and Punturieri), none (0) opposed, to Grant the request for a Conditional Use Permit subject to the following conditions:

1. Conformance with Plan

Work shall conform to the plan submitted by the applicant contained in the project file.

2. Amendments

Any modification to the original approved plans, and any modification of any condition of this approval, together with previous approvals unless otherwise specified in this decision, must receive the prior approval of the Planning Board, unless deemed insignificant by the Town Planner. In such case, the applicant shall submit to the Planner the requested changes who shall seek Board approval of the changes. The applicant will not proceed unless the Planner first provides written approval of the requested insignificant changes.

3. Recording of Conditional Use Permit

Following the vote of approval by the Planning Board, and the statutory thirty (30) day appeal period in accordance with RSA 677:15, the Planning Board Chairman shall sign the approved Notice of Decision (NoD), subject to conditions of this approval, The performance standards of Moultonborough Zoning Ordinance Article IX Wetlands Resources Conservation Commission Overlay District should be included with this Notice of Decision, which shall be recorded in the Carroll County Registry of Deeds within ninety (90) days of signing of the NoD by the Planning Board Chair and prior to any construction commencing.

4. Surveyor Stamp

A licensed NH Wetland or Soils Scientist stamp with signature is added to the plan prior to the Planning Board Chair signing the NoD.

5. Flagging of Wetland and Staking of Proposed Improvements

The upland area, 50 ft. buffer boundary, foundation, leach field and driveway locations where residential development is proposed shall be staked in the field and a foundation certificate issued by a licensed NH surveyor prior to submittal of required building permit applications.

6. Fire Department

The size of the driveway turnaround (hammerhead) is reduced to the extent possible after consultation with the Fire Chief and all work shall comply with the requirements of the Moultonborough Fire Department as affected by this decision.

7. Construction Requirements

- a. All construction will occur on site; no construction will occur or be staged within Town rights of way.
- b. Any roadways, driveways, or sidewalks damaged during construction shall be restored to their original condition by the Owner at the end of construction.
- c. All construction shall occur between the hours of 6:00 am and 9:00 pm as required by the Town of Moultonborough Unnecessary Noise Ordinance (Section 10.2(6)).
- d. The applicant shall clean construction vehicles before they exit the construction site, and clean and sweep all streets affected by their construction truck traffic as necessary.

8. Office of Code Enforcement Officer

All work shall comply with the requirements of the office of the Code Enforcement Officer as affected by this decision.

9. Application of Best Management Practices

Applicable industry Best Management Practices shall be employed for all construction activities on the site.

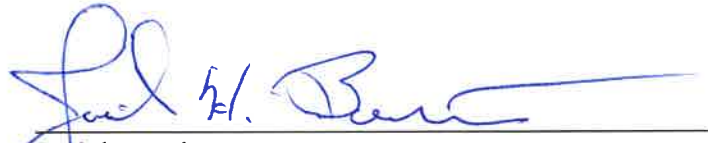
10. Testimony and Representation at Public Meetings

All submitted plans, testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

11. Violations

Violations of any condition of this decision shall result in placement of a Stop-Work Order or a Cease and Desist Order, as appropriate, on the property by the Building Inspector and/or the Planning Board, unless the violation of such condition is cured within fourteen (14) days, or waived by a majority vote of the Planning Board. Outstanding violations of the approved plans or conditions of approval may result in the revocation of this approval by the Planning Board.

This decision shall not take effect until thirty (30) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, it is recorded in the Carroll County Registry of Deeds, in accordance with RSA 677:15.



Josiah Bartlett
Chairman, Planning Board

Date 29 May 2014